

**MINUTES OF THE ANNUAL AND REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**July 21, 2009**

The Commissioners of the Chicago Housing Authority held its 72<sup>nd</sup> Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 21, 2009, at approximately 8:40 a.m. at Flannery Apartments, 1507-31 North Clybourn, Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O’Keefe Carlos Ponce Sandra Young
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Absent:	None
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Also present were Lewis Jordan, Chief Executive officer; Kris Warren, Executive Vice President for Asset Management; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately half hour to possibly discuss pending, probable or imminent litigation, personnel related matters; collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

At approximately 9:30 a.m., the Chairman then convened the Public Hearing portion of the meeting by presenting his Annual Report.

Chairman Nesbitt, welcomed staff, residents and the public at large to the 72<sup>st</sup> Annual Meeting of the Board of Commissioners of the Chicago Housing Authority. The Chairman’s reported on the progress made to date and the opportunities and challenges that await in the future. Per the Chairman, progress at the CHA is measured within the framework of the Plan for Transformation with its measurable goals of reintegrating CHA properties and leaseholders into the fabric of the city, and therefore, improving the future of residents and neighborhoods alike. Chairman Nesbitt reminded the public that this year marks the 10<sup>th</sup> Anniversary of the Plan and with the help of the City, the federal government and philanthropic and development partners, a great deal of progress has been made. Chairman Nesbitt continued by saying that instead of celebrating, his administration envision this year as a time of reflection on what has worked well, what has not and what can be done better to direct the future of housing, urban and federal policy. Chairman Nesbitt then highlighted projects to be funded under the stimulus grants and concluded his report by acknowledging the hard work of CHA staff, the City, the State, non-profit community organizations, elected officials, residents and community leaders for the progress made to date.

Immediately following Chairman’s Nesbitt report, Mr. Lewis Jordan, Chief Executive Officer presented his monthly report. Mr. Jordan welcomed the public at large to celebrate the official re-opening of the Flannery Apartments which serves as a reminder of how working together CHA and its partners have transformed a great difficulty into a great opportunity. Mr. Jordan reminded the public of the devastating fire that caused the closure of one of the most well known senior housing complexes in the City, and announced that the transformation at Flannery is a proud testament to CHA’s Plan For Transformation, which is rebuilding and rehabilitating public

housing units for families and seniors throughout Chicago. Mr. Jordan then highlighted the accomplishments of his administration to date in an effort to move the Plan for Transformation forward and reiterated his commitment to making the Plan a success.

Donna Dixon, Director of Senior Programs then presented the public with a historical perspective on Flannery. Mr. Jim Miller of Hollabird & Root followed with an overview of the extensive renovation involved in rebuilding the Flannery Apartments.

On behalf of the CHA Board and Staff, Commissioners Amey, Harris and Young were presented with a bouquet of flowers commemorating their 10 Year Anniversary as CHA Commissioners.

Commissioner O'Keefe was then presented with the attached resolution, a Star Performer Award and a bouquet of flowers due to her impending resignation as Commissioner of the CHA Board to be effective July 31, 2009. Commissioner O'Keefe was commended, lauded, applauded and acknowledged for her leadership in her services as Chairperson of the Finance Committee and as a member of the Audit Committee.

The Chairperson then invited residents and the public at large to address the Board.

Immediately following public participation, the Chairperson thereupon called for nominations for the position of Custodian and Keeper of Records aka Secretary of the CHA Board of Commissioners. A Motion was made by Commissioner O'Keefe and properly seconded by Commissioner Young to nominate Lee Chuc-Gill for the position of Custodian and Keeper of Records, Secretary. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Custodian and Keeper of Records/Secretary, Board of Commissioners of the Chicago Housing Authority.

Upon Motion made and properly seconded the Minutes for Regular Meeting of January 14 and February 17, 2009 were unanimously approved.

Commissioner Ivers then introduced a Motion to approve the following resolution for Executive Session Item 1:

**Executive Session Item 1**

**RESOLUTION NO. 2009-CHA-81**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 1, 2009, requesting that the Board of Commissioners approves the Personnel Actions Report for June 2009.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for June 2009.

The Motion to adopt resolution for Executive Session Items 1 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O'Keefe
	Carlos Ponce
	Sandra Young

Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

**General Item 1**

The resolution for General Item approves and allows CHA to form separate instrumentalities to pursue opportunities available through HUD and elsewhere regarding: possible acquisition of real estate related to public housing units; possible administration of regulated services to other Public Housing Authorities; and other opportunities as a means of increasing both non-federal

and federal funding sources. Some instrumentalities will create opportunities to provide services in a variety of ways which are intended to be self sustaining revenue sources. The goal is to have the instrumentality create an income stream that is lucrative enough to sustain the instrumentality's operations, as well as provide funding to support CHA's central office operations and other non-profit instrumentalities that bolster resident services and community contributions. CHA shall not have any such instrumentality created pursuant to this Resolution to perform or conduct any specific services or activities without obtaining prior approval by the Board of Commissioners pursuant to CHA's Significant Action Policy.

**RESOLUTION NO. 2009-CHA-82**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated July 21, 2009, entitled "Approval to Allow CHA to Form Separate Instrumentalities to Pursue Various Sources of Both Non-Federal and Federal Funding"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Authority to form separate instrumentalities for initiatives involving opportunities through HUD and elsewhere as a means to increase both non-federal and federal funding, provided that the Authority shall not have such instrumentality perform or conduct any services or activities without obtaining prior approval by the Board of Commissioners. The creation of such instrumentalities will advance CHA's ability to address the Strategic Plan Critical Success Factor-Increase Non-Federal and Federal Funding Sources to Accelerate the Plan for Transformation.

The Motion to adopt resolution for General Item 1 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O'Keefe
	Carlos Ponce
	Sandra Young

Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Michael Ivers, Chairman of the Finance and Audit Committee, then presented his monthly report. Per Commissioner Ivers, the Finance and Audit committee held its regular meeting on Wednesday, July 15, 2009 at the 60 East Van Buren Corporate Office. Mike Gurgone, Treasurer, presented the Committee with the Treasury and Cash Flow Report for the month of June 2009. Commissioner Ivers then introduced an Omnibus Motion for adoption of the Resolutions for Items A1 thru A5 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The resolution for Item A1 approves the Revised 2009 Comprehensive Budget. The FY2009 budgeted expenditures have been revised from \$911,368,182 to \$944,326,581, resulting in a \$32,958,399 increase. The major changes by funding source are as follows: General Fund - total revenues and associated expenditures increased by \$19,776,370 for a fund total of \$894,419,602. The change reflects the replacement of boilers at various CHA Senior Housing sites. This revision also reflects a rate increase for Housing Assistance Payments under the HCV Program. Section 8 Non-MTW Fund – the budget remained unchanged at \$5,798,259. Hope VI - revenues and associated expenditures decreased by \$4,160,928 for a fund total of \$22,133,744. The decrease is primarily due to the changes in the closing schedules for Madden Wells, Rockwell Gardens, Cabrini, Robert Taylor and Abla properties. City/State - budget remained unchanged at \$1,188,829. Other Funding - the total revenues and associated expenditures increased by \$17,342,957 for a fund total of \$20,786,147. The increase reflects planned boiler replacements at various CHA Senior Housing sites.

**RESOLUTION NO. 2009-CHA-83**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated July 15, 2009, entitled "APPROVAL OF THE REVISED FY2009 COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached budget amendments, "THE FY2009 COMPREHENSIVE BUDGET AMENDMENT #2", and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving to Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

The CHA advertised a Request for Proposal for Issuer's Counsel and/or Bond Counsel in February 2009 in area newspapers and the Law Bulletin. Of the four proposals received for Bond Counsel and four for Issuer's Counsel all firms were asked to come in for oral presentations. Based upon the review of the proposals, the information gathered in the oral presentations, and the best and final offers, the evaluation committee determined that Ice Miller, LLP for Bond Counsel and Mayer Brown, LLP for Issuer's Counsel were best suited to provide the respective services due to their ability to best meet the Authority's needs. Ice Miller, LLP is a nationally known law firm with a significant Chicago presence that specializes in the area of housing finance. The firm has represented many public housing authorities on a variety of issues, including bond issues, real estate, employment and business operations. Mayer Brown, LLP is also a nationally known law firm with a significant Chicago presence that specializes in the area of housing finance. Since 2004, Mayer Brown, LLP has served as outside counsel to the CHA on matters related to the areas of contracts, real estate, finance and general corporate services. Additionally, the firm has served as underwriter's counsel in the issuance of approximately \$24 million in CHA multi-family housing revenue bonds. The Authority's Capital Improvement Plan may involve one or more sales totaling in the aggregate between \$50 million and \$300 million of the Multi-family Revenue or Governmental Purpose Bonds, which may be publicly issued or privately placed over the next two years. Accordingly, the resolution for Item A2 approves award of contract to Ice Miller, LLP and Mayer Brown, LLP.

**RESOLUTION NO. 2009-CHA-84**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed Board Letter dated July 15, 2009 entitled "Authorization to enter into Professional Services Contracts with Mayer Brown, LLP to serve as Issuer's Counsel and Ice Miller, LLP to serve as Bond Counsel".

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into Professional Services Contracts with Mayer Brown, LLP to provide services as Issuer's Counsel for a two year base term with a one-year option and Ice Miller, LLP to provide services as Bond Counsel, for a two-year period with a one-year option.

**(Item A3)**

Since the CHA utilizes the EDMS / FileNet application extensively in its daily operations, in May 2009, the CHA advertised a Request for Proposals (RFP) in area newspapers to solicit proposals for FileNet Upgrade Professional Services. The proposal was also sent to thirty vendors and forty-four Assist Agencies. The CHA received two proposals in response to the RFP. Both proposals were deemed responsive, however based on the recommendation of the evaluation committee Crowe Horwath offered the most services at the lowest price, including: (1) the most efficient and comprehensive FileNet Upgrade packet which minimizes project costs and risks to the CHA; (2) ongoing training and updates necessary for the FileNet Upgrade to move from 3.5 to 4.5 environment; and (3) customized solutions to help ensure objective and consistent reports throughout the upgrade. Crowe Horwath's proposal was determined to provide the best price and overall value to the CHA. Accordingly, the resolution for Item A3 approves award of contract to Crowe Horwath for FileNet Upgrade Professional Services.

**RESOLUTION NO. 2009-CHA-85**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 15, 2009 "AUTHORIZATION TO ENTER INTO A CONTRACT WITH CROWE HORWATH FOR FILENET UPGRADE PROFESSIONAL SERVICES".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Crowe Horwath for the FileNet Upgrade Professional Services in an amount not to exceed \$313,849.00.

**(Item A4)**

The resolution for Item A4 approves execution of the two year renewal of the Software License and Support Agreement with Yardi Systems for the Yardi Housing Management Software. In 2005 the CHA implemented the Yardi Housing Management System to replace its existing Public Housing Management System and replaced the legacy system for the Housing Choice Voucher program. The CHA has maintained and supported the base Yardi system through an optional and renewable annual maintenance and support agreement under the Software License and Support Agreement (SLSA). In October 2008, CHA elected to license additional Yardi software, including the vendor's Customer Service, Portfolio Management Dashboard and Web Portal Modules. These new Upgrade Modules are separately licensed, and are currently being implemented into CHA's production environment and will be subject to the same terms and conditions for ongoing support, maintenance and upgrade coverage as the parties have observed for Yardi Voyager System. Pursuant to the SLSA Agreement, the CHA must maintain a support and maintenance services with Yardi to receive updates and upgrades to the software, as well as to receive technical support. Since Yardi Systems, Inc is the only vendor capable of providing maintenance to the Yardi System, CHA requested a proposal for a maintenance agreement under noncompetitive proposals.

**RESOLUTION NO. 2009-CHA-86**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 15, 2009 "AUTHORIZATION FOR A TWO (2) YEAR RENEWAL OF THE SUPPORT AND MAINTENANCE AGREEMENT FOR THE YARDI HOUSING MANAGEMENT SOFTWARE".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two (2) year support and maintenance agreement for the Yardi Housing Management Software, in the amount of \$424,483.19 pursuant to 24 CFR 85.36(d)(4)(i)(A).

**(Item A5)**

The Chicago Housing Authority has over 36,000 participants in the Housing Choice Voucher Program (HCV) and approximately 5,000 located on the Westside of the City. The satellite offices services participating families and landlords by conducting workshops on Family Self Sufficiency, Choose to Own, the Mobility Program and landlord education as well as house CHA staff to assist clients with paper work, respond to inquiries from both tenants and landlords and

refer families to supportive services on site. The resolution for Item A5 approves a Lease Agreement between the CHA and the Chicago Christian Industrial League for the premises located at 2750 West Roosevelt Road. The lease for the current HCV Westside satellite office located at 3333 West Arthington will expire August 31, 2009. The HCV Department selected the Roosevelt site due to its proximity to public transportation, ample parking for visitors and staff, accessibility for persons with disability, and the office space being fully furnished and move in ready. The gross lease rent is \$22.00 per square foot, which is inclusive of all common area maintenance, utilities and property taxes. The lease also provides the CHA with use of the facility's Board Room, a large Meeting Room, and classroom facilities.

**RESOLUTION NO. 2009-CHA-87**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 15, 2009, entitled "Request for Authorization to Enter into a Lease Agreement for the Premises located at 2750 W. Roosevelt Road, Chicago, IL.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Lease Agreement with the Chicago Christian Industrial League for the premises located at 2750 W. Roosevelt Road, Chicago, IL. The initial term of the Lease will be three (3) years commencing September 1, 2009 and expiring August 31, 2012 at a Total Gross Rent amount not to exceed \$512,990.49, inclusive of a proportionate share of real estate taxes, common area maintenance and utilities. The Lease provides for two (2) one-year options and in the event that a decision is made to exercise any of the options, a subsequent request to the Board of Commissioners will be made at the appropriate time.

The Omnibus Motion to adopt resolutions for Items A1 thru A5 was seconded by Commissioner Harris and the voting were as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Commissioner Ponce, Chairperson of the Operations and Facilities Committee, then presented his monthly report. Per Commissioner Ponce, the Operations and Facilities Committee held its regular meeting on Wednesday, July 15 at approximately 10:35 a.m. at the 60 East Van Buren Corporate offices.

Commissioner Ponce then introduced an Omnibus Motion for adoption of the Resolutions for Items B1 thru B3 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

The resolution for Item B2 approves Modification No. 02 to Contract No. 0640 with Hasbrouck Peterson Zimoch Sirirattumrong (HPZS) for additional Prime Design Consultant Services and Reimbursable Expenditures at Dearborn Homes. This modification increases the contract amount by \$226,010.00 to cover civil engineering and security design services fees, and \$163,750.00 for additional reimbursable expenditures, including costs for site surveys, exterior sewer videos, security consulting specialists, and additional printing. HPZS submitted a proposal for additional compensation and reimbursable expenses due to the CHA's request to increase their design services for civil engineering and campus security. After careful analysis of

HPZS's additional costs and extensive negotiations, CHA believes that the requested increase of \$429,760.00 is justified.

**RESOLUTION NO. 2009-CHA-88**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 15, 2009 entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. 02 TO CONTRACT NO. 0640 WITH HASBROUCK PETERSON ZIMOGH SIRIRATTUMRONG FOR THE PROVISION OF ADDITIONAL PRIME DESIGN CONSULTANT SERVICES AND REIMBURSABLE EXPENDITURES AT FRANCES DEARBORN HOMES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Modification No. 02 of Contract No. 0640 with Hasbrouck Peterson Zimoch Sirirattumrong for the provision of additional prime design consultant services at Dearborn Homes in the amount of \$266,010.00, and to increase the funding for reimbursable expenses by \$163,750.00.00, totaling \$429,760.00. The new total contract value of Contract No. 0640 is \$3,217,760.00. This modification is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item B2)**

The CHA desires to improve efficiencies through changes in the current property management structure. A Request for Proposal (RFP) for Private Property Management Services was therefore released in February, 2009. The RFP was advertised in area newspapers, Crain Chicago Business, New York Times, Wall Street Journal and CLAPHA. In addition to advertising, the RFP was placed on the CHA Web Site. Notices were sent to twenty-three firms, including three MBE firms and 13 assist agencies. The CHA also provided a tour of the properties on February 24, 25 & 26, 2009. Of the twenty-four proposals received, nine firms scored within the competitive range. Based upon the evaluations of the written proposals, oral presentations, negotiations and best and final offers, it was determined that East Lake Management Group, Inc., The Habitat Company, H.J. Russell & Company, Woodlawn Community Development Corporation and Hispanic Housing Development Corporation will provide the best overall service and value to the CHA. Accordingly, the resolution for Item B2 approves award of contracts to the stated firms for Private Property Management Services. The companies selected were found to be experienced in managing multi-family style buildings and developments in compliance with HUD regulations and local housing standards and laws. The scope of work expected of the selected respondent includes those services customarily associated with third-party multifamily housing management including, but not limited to overseeing occupancy/leasing, marketing, resident selection, resident relations, annual resident re-examinations, lease enforcement, rent collection, evictions, routine and emergency maintenance and repairs, management of the grounds and public spaces, budgeting, accounting and CHA guidelines regarding public housing property management including Procurement, MBE/WBE/DBE, Section 3 and Davis Bacon requirements. Until a determination is made regarding the disposition/rehabilitation of the Harold Ickes Development, WCDC will continue to manage the development and Metroplex will continue to manage LeClaire Courts and LeClaire Courts Extension until the buildings are closed. Kenmore Apartments and Pomeroy Apartments, two CHA senior buildings that are currently vacant, will continue to be managed by Habitat until the redevelopment closings occur. The private property management firm for the units of the Scattered Sites, the Superblock and the Annex at the Henry Horner Development will be determined according to the Henry Horner Amended Consent Decree.

**RESOLUTION NO. 2009-CHA-89**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 15, 2009, entitled "Recommendation to Award Contracts for Private Property Management Services at CHA Developments and for CHA Owned Units in Mixed-Income Communities";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into professional service agreements with East Lake

Management Group, Inc., The Habitat Company, H.J. Russell & Company, Woodlawn Community Development Corporation and Hispanic Housing Development Corporation for private property management services for a twenty-four month base period with three one-year options, for an amount not to exceed \$10,957,680 in property management fees annually, based on final rates to be negotiated.

**(Item B3)**

The CHA has received funds through the Capital Fund Stimulus Grant pursuant to the American Recovery and Reinvestment Act (ARRA) Capital Fund Formula Grants, which will be used for the design and implementation CHA’s Surveillance Cameras Initiative at Family and Senior portfolio. The purpose of the Surveillance Cameras Initiative is to provide the CHA with additional tools and resources to improve and increase the CHA’s property management resources and capabilities by leveraging state of the art surveillance technologies and communications networks, which contribute to the CHA’s efforts for improved investment protection and operational security at CHA’s residential developments. Accordingly, a Request for Proposal was advertised in area newspapers and on CHA’s website. Of the seven proposals received, five firms were found to be within the recommended competitive range, advancing each to participate in individual meetings for further clarifications and negotiations. At the conclusion of the discussions with each Respondent within the competitive range, and a review of their respective best and final offers, it was determined that Siemens Building Technologies best exhibited the knowledge, experience, plan of action, and pricing that would meet the demands of CHA’s project, budget, and the timeframe in which to complete it. Siemens has extensive experience in the security and surveillance industry and is an international organization with a large body of knowledge and the necessary resources to help ensure the success of such a large project. Accordingly, the resolution for Item B3 approves award of contract to Siemens Building Technologies for the assessment, design, installation, testing and maintenance of surveillance cameras at CHA properties.

**RESOLUTION NO. 2009-CHA-90**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 15, 2009, entitled “Recommendation to Award a Contract to Siemens Building Technologies for the Assessment, Design, Installation, Testing and Maintenance of Surveillance Cameras and Related Services.”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into an agreement with Siemens Building Technologies for the assessment, design, installation, testing surveillance camera networks for CHA Family and Senior Portfolios in an not to exceed \$21,713,653.00 and for equipment maintenance in an amount not-to-exceed \$422,849.00 for a combined total not-to-exceed \$22,136,502.00 for a base term of sixteen (16) months, with two one-year maintenance options.

The Omnibus Motion to adopt resolutions for Items B1 thru B3 was seconded by Commissioner Harris and the voting were as follows:

Ayes:           Martin Nesbitt  
                    Hallie Amey  
                    Dr. Mildred Harris  
                    Michael Ivers  
                    Bridget O’Keefe  
                    Carlos Ponce  
                    Sandra Young

Nays:           None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.



Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, July 15<sup>th</sup> at approximately 11:00 a.m. at the 60 East Van Buren Corporate Offices. Kellie O'Connell, Director, Research Reporting and Communications presented the Committee with an update on the launch of CHA's new website.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 thru C 4 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves a Housing Assistance Payment Contract with 3 Diamond Development, LLC to provide Project Based Voucher assistance for 17 units at Wrightwood Senior Apartments. Wrightwood Senior Apartments is an 85 unit affordable senior housing development located at 79<sup>th</sup> and California in the Ashburn community area on the city's southwest side. It will be the new construction of a 6 story building containing 70 one-bedroom, 10 two-bedroom and 5 studio apartments for households 62 years old and older. Building amenities will include a dining lounge with a warming kitchen and community room, a sitting area with TVs and a fireplace, a fitness room with exercise equipment, a library, computer room, laundry facilities and a wellness center with space for visiting physicians, an outdoor patio with gazebo and on-site parking. 20% of the units will be fully accessible and the remaining 80% will be adaptable. All of the apartments will be equipped with emergency pull-cords in bed-and-bathrooms, electronically-monitored up-and-about check-in systems, full kitchens and bath facilities, carpeting and window coverings. The owner is a partnership comprised of 3 Diamond Development, LLC as the 49% general partner and NHS Redevelopment Corporation (NHS) as the 51% general partner. The principals of 3 Diamond Development, LLC have extensive experience in developing and managing nursing homes in Illinois and Missouri, owning and managing more than 1,200 skilled beds and one supportive living facility. The only cost to CHA toward this development will be the project-based rental subsidy. Project-based Voucher statutes and regulations will be followed in leasing the 17 Project-based Voucher assisted units. Seniors aged 62 years and older on CHA's waiting lists will be given priority status.

**RESOLUTION NO. 2009-CHA-91**

**WHEREAS:** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 15, 2009 entitled "Authorization to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 17 units at Wrightwood Senior Apartments, a low-income senior housing development and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 17 units at Wrightwood Senior Apartments, a low-income senior housing development and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item C2)**

The resolution for Item C2 approves a Housing Assistance Payment Contract with Lawndale Christian Development Corporation to provide Project Based Voucher assistance for 10 units at Dr. King Legacy Apartments (MLK). MLK Apartments is a 45 unit affordable family housing development located at 3800-24 W. 16<sup>th</sup> Street in the North Lawndale community. It will be the new construction of a 3 story mixed-use building containing 27 two-, 15 three- and 3 four-bedroom apartments and 4,500 sq. feet of retail space. The retail units will be located along 16<sup>th</sup> Street, with the residential units situated around a large open green space where families can socialize. MLK is the first phase of a larger revitalization effort called the MLK Historic District, which will include MLK Apartments, a community center, a campus park and MLK memorial, a new public library and a new streetscape on 16<sup>th</sup> Street. The project is part of the LISC New Communities Program. The developer, Lawndale Christian Development Corporation (LCDC) was established in 1987 to bring holistic revitalization to the residents of the North

Lawndale community through economic development, housing improvement, educational programs and community advocacy. LCDC focuses both on residential and commercial development projects and accomplishments include over \$48 million in redevelopment in the community. LCDC has rehabbed and constructed 28 homes, 34 condominiums and 151 affordable rental units for low and very low-income residents. LCDC currently owns and manages over 230 residential and commercial units. The only cost to CHA toward this development will be the project-based rental subsidy. Project-based Voucher statutes and regulations will be followed in leasing the 10 Project-based Voucher assisted units. Families on CHA's waiting lists will be given priority status.

#### **RESOLUTION NO. 2009-CHA-92**

**WHEREAS:** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 15, 2009 entitled "Authorization to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 10 units at MLK Apartments, an affordable housing development for low-income families and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 10 units at MLK Apartments, a low-income family housing development and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

#### **(Item C3)**

The resolution for Item C3 approves the Operating and Management Agreements with participating Housing Authorities and the Metropolitan Planning Council to continue to implement the Regional Housing Initiative (RHI) Program. The CHA approved an Intergovernmental Agreement in February, 2002 between the CHA, the participating housing authorities: the Housing Authorities of Cook County, McHenry County and Lake County, the Illinois Housing Development Authority and the Metropolitan Planning Council (MPC) to establish the RHI. Since then, Joliet HA has joined. RHI was created in order to stimulate the supply of rental housing across the metropolitan region for low-income families by pooling together Housing Choice Vouchers to establish project-based developments. A key finding of the MPC's *For Rent: Housing Options in the Chicago Region* was the shortage of rental housing affordable to families earning less than 30% of the Area Median Income. The study also found that the rents near burgeoning employment centers are higher than what entry-level workers can afford, meaning employees who cannot afford to live near their work may have commute times of up to 90 minutes or more one-way. In March of 2007, HUD issued a Notice which prohibits the partial transfer of Housing Choice Vouchers from one public housing authority to another, as contemplated in the RHI IGA. However, because Illinois law allows a housing authority to "operate outside its area of operation by contract with another housing authority" the participating RHI housing authorities and MPC have agreed to recommend that each agency's Board of Directors approve the Operating and Management Agreement in order to continue to implement the RHI program. Each Operating and Management Agreement will pertain to a specific project and be between the Lead Agency and the PHA(s) that will be contributing its vouchers to that project and MPC. The Operating and Management Agreement, which pertains to Woodstock Commons II, located in McHenry County, is also approved as a template to be used going forward without requiring Board approval on a per project basis, except for RHI projects located in CHA's jurisdiction.

#### **RESOLUTION NO. 2009-CHA-93**

**WHEREAS:** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated July 15, 2009 entitled "Authorization to Enter into Operating and Management Agreements as needed with participating Housing Authorities and the Metropolitan Planning Council to continue to implement the Regional Housing Initiative program.

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee to Enter into Operating and Management Agreements as needed with participating Housing Authorities and the Metropolitan Planning Council to continue to implement the Regional Housing Initiative program.

**(Item C4)**

The resolution for Item C4 approves increase funding, in the amount of \$562,000.00, for the Intergovernmental Agreement with the Department of Family and Support Services (DFSS) for School-age Programs. This request for increased funding will allow DFSS to increase the number of Learn and Earn program slots to 300 for FY2009, and provide additional funding for the Operation Warm winter coat drive and other youth programs through the end of the IGA's base term. Through donations and relationships with coat manufacturers, Operation Warm annually distributes over 100,000 coats across the United States. In 2008, Operation Warm provided approximately 5,000 coats that DFSS and CHA distributed to CHA children and youth. In 2009, with the additional funding, CHA has an opportunity to double the impact of this initiative and distribute up to 10,000 coats to children and youth in public housing. Additionally, DFSS will work with Resident Services to develop additional youth programming to targeted segments of the CHA youth population that do not currently engage in activities at a level that will lead to a significant impact (e.g. late-night basketball).

**RESOLUTION NO. 2009-CHA-94**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated July 15, 2009 entitled "RECOMMENDATION TO INCREASE FUNDING FOR THE INTERGOVERNMENTAL AGREEMENT WITH THE DEPARTMENT OF FAMILY AND SUPPORT SERVICES FOR SCHOOL-AGE PROGRAMS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the funding for the Intergovernmental Agreement ("IGA") with the City of Chicago, acting through its Department of Family and Support Services (formerly Department of Children and Youth Services) in the amount of \$562,000.00 for additional school-age programming. The IGA's new not-to-exceed amount for the twenty-two month (22-month) base-term of March 1, 2008 through December 31, 2009 will be \$1,584,500.00.

The Motion to adopt resolutions for Items C1 thru C4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O'Keefe  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 11:06 a.m.

s/b: \_\_\_\_\_  
Martin Nesbitt  
Chairperson

s/b: \_\_\_\_\_  
Lee Gill, Custodian and  
Keeper of Records